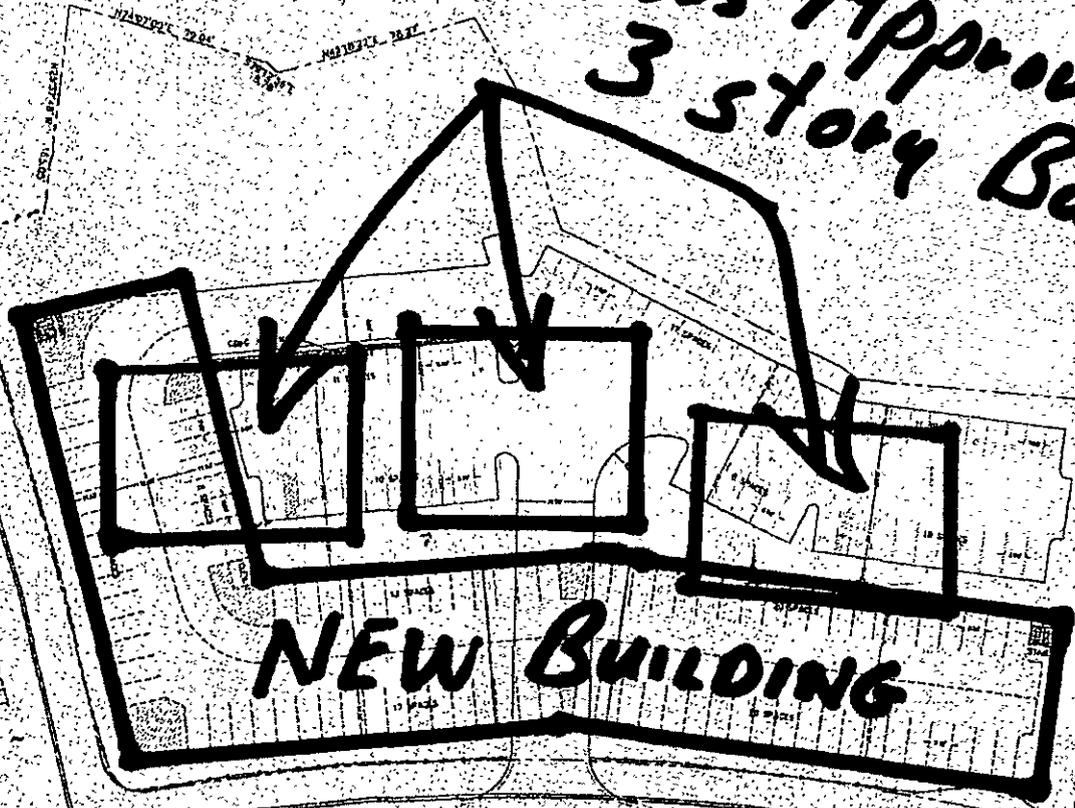


Late Backup



REMAINDER OF LOT 4
GREY CHASE SOUTH PHASE SIX
85/1778 P.P.T.C.T.

Previous Approved
3 story Buildings



EAST OLIOR STREET
(90' RIGHT-OF-WAY)

LOT 2 GREY CHASE SOUTH PHASE TWO
78/138 P.P.T.C.T.

CONDO
Date October 2012

WICKERSHAM LANE
(70' RIGHT-OF-WAY)

TOTAL PARKING COUNT	
GARAGE	= 93 SPACES (3 COMPACT) (0 HC)
SURFACE	= 65 SPACES (29 COMPACT) (8 HC)
TOTAL	= 158 SPACES (31 COMPACT) (8 HC)

WHITLEY ENGINEERING, INC.
10000 WILSON ROAD
DALLAS, TEXAS 75243
TEL: 972.386.8800 FAX: 972.386.8801
WWW.WHITLEYENGINEERING.COM

Zoning Case, Case C14-2012-0114, Approved by City Council 6-0, January 17, 2013, item #83

2440 Wickersham Lane, Monaco II

MONACO / NEIGHBORHOOD BENEFITS

- INCREASED SECURITY
- UPWARD NEIGHBORHOOD TRANSFORMATION
- HIGH END RESIDENTIAL AND BUSINESS
- INCREASE IN OUR PROPERTY VALUES
- INCREASED PRIVACY (FOR BOTH)
- ACCESS
- WALKING DISTANCE TO SHOPS AND BUSINESSES:
 - insurance business
 - cell phone store
 - haircuts
 - manicure etc.
 - coffee/sandwich shops
 - restaurant
 - neighborhood grocery
- NO DRIVE THROUGH WINDOW NOISE
- CLOSED AT NIGHT
- GATED SECURITY FOR ITS RESIDENTS AND BUSINESSES

MONACO / NEIGHBORHOOD BENEFITS

- **INCREASED SECURITY**

The Monaco Condominiums desires to have an increased presence of quality individuals and store owners in our area. This will in turn make it less comfortable for those few individuals that are creating problems in our area to stick around.

The proposed development fencing, security and presence will make it difficult for any unwanted stranger to even to enter our property except in and out of our own front driveway.

- **UPWARD NEIGHBORHOOD TRANSFORMATION**

This

QUALITY INFUSION of both hi-quality building and hi-quality people **INTO THE NEIGHBORHOOD**

is the first step in:

UPWARD NEIGHBORHOOD TRANSFORMATION.

The exposure created by the additional eyes and presence puts pressure on the problem individual to leave.

The message is that they simply do not fit here anymore.

HIGH END RESIDENTIAL AND BUSINESS DESIGNS

The hi-quality building designs are as follows:

Lifestyle and Safety Amenities

- Z - CHANNEL SEPARATION BETWEEN FLOORS. This elimination of solid contact between floors nearly eliminates the associated sound transference between floors that occurs with hard contact construction between the ceiling and the floor above it.
- DOUBLE WALL CONSTRUCTION BETWEEN UNITS. This double fire wall construction between units nearly eliminates sound transference from one unit to another as well as hindering the spread of any fire that may start in one unit.
- FIRE SPRINKLER SYSTEM IN EVERY UNIT. Every unit will be protected with a fire sprinkler system that will have individual head or group head activation in the event of a fire.
- Other UNIT Lifestyle Amenities are:
 - GRANITE COUNTERTOPS - KITCHEN, BATH AND ART NICHEs
 - HARDWOOD FLOORS PER UNIT PLAN
 - FLOOR TILE PER UNIT PLAN
 - CEILING TREATMENTS AND LIGHTING PER UNIT PLAN
 - PEACE, QUIET, COMFORT AND PRIVACY
- TOP FLOOR WORKOUT ROOM AND LOUNGE
- GARAGE PARKING UNDER BUILDING, GATE ACCESS ONLY AFTER HOURS
- GARAGE ELEVATOR ACCESS TO ALL FLOORS WITH KEY CARD ACCESS ONLY TO SECOND AND THIRD FLOORS
- UT SHUTTLE AND AUSTIN METRO STOPS IN FRONT OF BUILDING

- INDIVIDUALLY METERED UTILITIES (each unit owner only pays for what he/she uses.)
- LOW HOA DUES. After the retail / business owners pay their portion of the maintenance costs and replacement reserves, the residential unit owners will only pay approximately \$48.00 per month including replacement reserves.

Green Energy Building Designs

The building being designed sets the standard for green energy efficiency and lifestyle amenities.

Setting the green standard is not hard to do when we include:

- SPRAY FOAM INSULATION, greatly reduces heating and cooling costs, noise, dust and pollen, as well as improving indoor air quality and building safety.
- ENERGY STAR* APPLIANCES. Every appliance we include in our units, greatly reduces monthly utility costs and lowers the amount of resources used by 10-50%.
- LOW E-2 AND E-3. We install a minimum of low E-2 windows that help reduce heating and cooling costs by as much as 20% while also improving comfort and reducing sun bleaching on floors and furniture.
- MINIMUM SEER 15 HVAC. Every HVAC we install is a minimum of SEER 15 that helps to conserve energy, save money and improve comfort and inside air quality.
- HIGH PERFORMANCE FIXTURES. Saving water and money is effortless with the water saving faucets and fixtures we include in

every unit. They can save you as much as 50% in water heating waste and water usage.

- **LOW VOC PAINTS AND FINISHES.** Some paints, adhesives and other products emit toxic volatile organic compounds. With low VOC paints, finishes and carpets, every unit maintains a better, healthier indoor air quality.

- **INCREASE IN NEIGHBORHOOD APPEAL AND PROPERTY VALUES:**

With Upward Neighborhood Transformation comes an increase in our property values. This has occurred in the following Austin neighborhoods already:

Allendale, Crestview, Rosedale, Bryker Woods, Old Enfield, Clarksville, Hyde Park, Windsor Park, Mueller, French Place, Travis Heights and is beginning on East Riverside.

Now, it will be our turn. But it is important that we stand shoulder to shoulder with our new neighbor to make our neighborhood a quality one.

It is our turn.

to help transform our neighborhood.

- **PRIVACY**

With security and privacy in mind, the Monaco board of directors asked for and will receive a secure fence in combination with a landscape screen over the entire length of our common boundary.

This fence will be significantly greater in length and will be built at no cost to us.

With the fence and the landscape screen, Monaco will enjoy greater privacy and security than it has ever had.

In the areas requiring retaining walls, the fence and landscape screen will be placed at the top of the retaining walls to insure the greatest privacy. In addition, by moving the buildings of the new development out next to the street there is more than double the separation between their buildings and ours than was previously planned and approved by both Monaco and the City of Austin. Please see page two of this information bulletin.



one type of Landscape Screen

- **ACCESS**

Much of the land area that the residents of Monaco currently enjoy is located on our neighbors property. Most of the treed area behind building one as well as the large grass area at the end of the parking lot between building four and building two does in fact belong to our neighbor. Yes, this will be fenced off.

However, in order that we may continue to walk on this property a sidewalk and coded locked gate will be put through the fence. On the other side of the gate there will be a sidewalk that will connect to the shops and stores as well as the new picnic table alcoves in the treed area. The secure gate will be locked electronically such that the access codes are disabled during non-business hours.

BUSINESS HOURS:

The shops, stores and other businesses are allowed to operate from 6AM to 10PM Sunday through Thursday and 6AM to 12PM Friday and Saturday. During non-business hours the parking area will be closed to non-residents.

PARKING: The largest percentage of the parking is underground. The above ground parking areas are well screened by the privacy/security fence and landscape screen. Initially the only units that might be able to see the shops over the landscape screen will be the four Oltorf side units on the top floor of building four. At maturity the screening should be satisfactorily complete.

DRIVE THROUGH WINDOW: There is no fast food drive through window in this new development.

TRASH and CLEANUP: The shops, stores and businesses will provide for porter service over the parking area, bus stops and dumpster locations at least daily. The dumpster locations shall be well screened from view on all sides.

SUMMARY: The City of Austin has developed a new "Subchapter E" development profile to incorporate neighborhood services within walking distance or easy public transportation distance to their homes. Next to the entrance to this new project are both a UT shuttle stop and an Austin Metro stop. With a combination of insurance, cell phone, hair/nails, coffee/sandwich shops, restaurants and a neighborhood grocery just to name a few, the goal is to provide for as many services as possible within walking distance from our homes.

The Board of Directors for the Monaco is excited to stand shoulder to shoulder with our new neighbor to raise the quality of our neighborhood and help bring an upward transition of quality and value to our own properties. The neighboring property owner has constructively addressed every concern brought to their attention and will continue to look for feedback from our board and homeowners as they begin the replating and site planning processes which lie directly ahead of them over the coming months.

If you have any concerns that you would like to address, in the planning process, please keep us informed. You are welcome to attend any and all meetings with our neighboring land owner and his team.

Their contact information is as follows:

Project Coordinator:

Rick Vaughn: 512-328-3242

e-mail: vaughn.rick@sbcglobal.net

Project Engineer:

Winkley Engineering, Tom Winkley 512-328-3242

e-mail: winkeng@aol.com

Owners managing partner:

T. Marc Knutsen 512-328-3242

e-mail: pwproperties@sbcglobal.net